

Summary of the Minutes
March 9, 2015
City of Binghamton Planning Commission
City Council Chambers, City Hall

An audio recording of this proceeding is on file with the Department of Planning, Housing and Community Development.

CALL TO ORDER

Chairman Corcoran called the meeting to order at 5:21 pm.

ROLL CALL

Present: Corcoran, Grogan, Scanlon, Brooks, Ospelt, Chanecka

Absent: 0

Vacant: 3

Staff Present: M. Enoch, M. Giurastante, B. Seachrist, J. Berling

APPROVAL OF MINUTES

Minutes from prior meeting(s) were not available.

PUBLIC HEARINGS

285 MAIN STREET (2014-63)

Dominic Emilio appeared to provide information on the proposal to convert 32,000 square feet of an existing commercial building into an outpatient medical clinic in the C-1 Service Commercial District.

Chairman Corcoran opened the public hearing. Comments from Broome County pursuant to New York Municipal Law 239 l and m were received. Bob Pompei spoke in favor of the proposal. Deb Hogan spoke in opposition to the proposal. The public hearing was then closed.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogan, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to approve the site plan and grant the Special Use Permit subject to the following conditions:

- That the applicant remove the rusty fence and weeds from the rear of the property.
- That any new lighting installed as a result of this project not have spillage into the residential area behind the property.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

85 PARK STREET (2015-03)

David Grimm appeared to provide information on the proposal to establish a 2,776 sq ft Bed-and-Breakfast Home located in the R-2 One-and Two-Unit Dwelling District.

Chairman Corcoran opened the public hearing. Don Hanyon, Jr. and Constance and Mariam Bartzel spoke in opposition to the proposal. No one spoke in favor of the proposal. The public hearing was then closed.

Motion to declare the proposed action a Type II action for State Environmental Quality Review.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to approve the site plan subject to the following conditions:

- That the applicant obtain a sign permit from the Department of Planning, Housing, and Community Development.
- That when the applicant demolishes the garage on the property, the gap in the row of shrubs on the north side of the property be continued back to create a visual and physical barrier between the property and the neighboring property.
- That the shrubs in the aforementioned condition be 5-6 ft high at time of installation and that the applicant work with the Department of Planning, Housing, and Community Development on species selection.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

234 ROBINSON STREET (2015-02)

Damien Cornwell appeared to provide information on the proposal to establish a Cultural Facility and Banquet Facility in the C-4 Neighborhood Commercial District.

Chairman Corcoran opened the public hearing. No one spoke in opposition to the proposal. Crystal Lown, Jennifer Lesko, and Faisal Afify spoke in favor of the proposal. One (1) letter was received in opposition to the proposal. Ninety-nine (99) letters were received in favor of the proposal. Chairman Corcoran announced that the letters were available for the public to review in the Department of Planning, Housing, and Community Development. The public hearing was then closed.

Motion to declare the proposed action an Unlisted action for State Environmental Quality Review.

Moved by Chanecka, seconded by Ospelt

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Chanecka, seconded by Ospelt

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Chanecka, seconded by Ospelt

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to approve the site plan and Special Use Permit.

Moved by Chanecka, seconded by Ospelt

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

SEQR DETERMINATION

120 HAWLEY (2015-07)

Fouad Dietz appeared to provide information on a proposal to add an 11,500ft² addition to a previously approved ~27,000ft² two-story mixed-use facility for light industrial, research and development industrial, medium industrial, and office use.

Motion to declare the proposed action an Unlisted action for State Environmental Quality Review.

Moved by Corcoran, seconded by Grogan

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogan, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Corcoran, seconded by Grogan

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogan, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to set a public hearing at the regularly scheduled April 13 meeting at 5:20pm.

Moved by Corcoran, seconded by Brooks

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogan, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

162 & 166 MAIN STREET (2015-06)

Sarah Campbell and Tim Bailey appeared to provide information on a proposal to construct a 2,695 ft² drive-through restaurant in the C-1 Service Commercial District.

Motion to declare the proposed action an Unlisted action for State Environmental Quality Review.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to set a public hearing at the regularly scheduled April 13 meeting at 5:30pm.

Moved by Corcoran, seconded by Chanecka

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

1168 VESTAL AVENUE (2015-08)

Jeffrey Feinberg, Matt Napierala, and Ben Vanderline appeared to provide information on a proposal to establish a drive-through restaurant in the C-4 Neighborhood Commercial District.

Motion to declare the proposed action an Unlisted action for State Environmental Quality Review.

Moved by Chanecka, seconded by Scanlon

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Chanecka, seconded by Scanlon

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

Motion to set a public hearing at the regularly scheduled April 13 meeting at 5:40pm.

Moved by Chanecka, seconded by Scanlon

Motion carried (6-0-0)

Ayes: Corcoran, Chanecka, Grogran, Scanlon, Brooks, Ospelt

Nays: None

Absent: None

Recused: None

OTHER BUSINESS

Dr. Juliet Berling, Director of Planning, Housing, and Community Development, informed the Planning Commissioners that she is looking into training opportunities for all the boards and commissions.

ADJOURNMENT

Motion to adjourn

Moved by Corcoran seconded by Chanecka

Voice vote; none opposed.

Adjourned at 8:34 p.m.